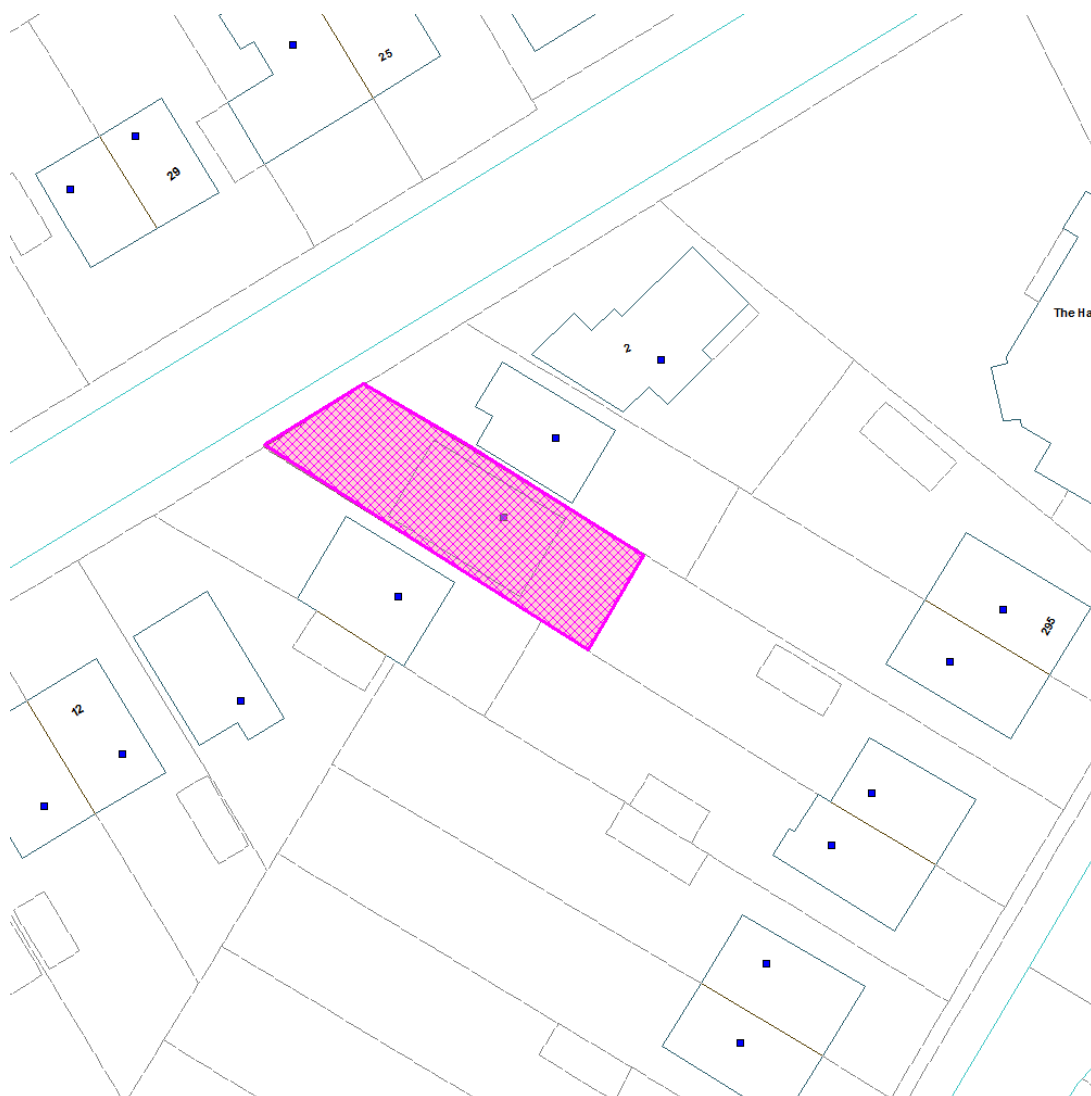


APPLICATION NO: 18/01129/FUL		OFFICER: Mr Gary Dickens	
DATE REGISTERED: 6th June 2018		DATE OF EXPIRY: 1st August 2018	
WARD: Up Hatherley		PARISH: Up Hatherley	
APPLICANT:	Mr Paul Turner		
AGENT:	BPL Architecture		
LOCATION:	6 Wards Road, Cheltenham		
PROPOSAL:	Construction of an extension to the front of the house to accommodate a wheelchair lift to give access to the 3 floor levels of the house (revised scheme ref: 16/01597/FUL)		

RECOMMENDATION: Refuse



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1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 The application relates to 6 Wards Road and the proposal is for the erection of an external wheelchair lift to the front elevation of the property.
- 1.2 This is a revised scheme following a previous application (ref: 16/01597/FUL) which was approved by Members at committee in October 2016 and is brought to committee due to the special circumstances of the case.

2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

Constraints:

Airport safeguarding over 10m

Relevant Planning History:

04/01663/FUL 1st November 2004 PER

Alteration of front flat roof to pitched roof

16/01597/FUL 31st July 2017 PER

Proposed erection of a wheelchair lift at the front of the property and relocation of front door

17/02437/AMEND 16th January 2018 PAMEND

Non - material amendment to Planning Permission 16/01597/FUL , Proposed erection of a wheelchair lift at the front of the property and relocation of front door

18/00969/AMEND 31st May 2018 PAMEND

Non-material amendment to Planning Permission 16/01597/FUL (sample of rockpanel cladding - jet black RAL9005)

3. POLICIES AND GUIDANCE

Joint Core Strategy

SD 4 Design Requirements

SD 14 Health and Environmental Quality

Adopted Local Plan Policies

CP 4 Safe and sustainable living

CP 7 Design

Supplementary Planning Guidance/Documents

Residential Alterations and Extensions (2008)

National Guidance

National Planning Policy Framework

4. CONSULTATIONS

Parish Council

7th June 2018

No objection

5. PUBLICITY AND REPRESENTATIONS

Number of letters sent	8
Total comments received	0
Number of objections	0
Number of supporting	0
General comment	0

- 5.1 Eight letters have been sent to neighbouring properties and no responses have been received.

6. OFFICER COMMENTS

6.1 Determining Issues

- 6.2 The main considerations for this proposal are the impact of the works on the character of the existing property and surrounding area, together with any impact on neighbouring amenity.

6.3 The site and its context

- 6.4 The site is a three storey detached dwelling located on a residential road in Up Hatherley. There is a range of property styles, sizes and ages along Wards Road and no set uniformity of development. The property is one of four which is slightly cranked and does not squarely address the road.

6.5 Design and layout

- 6.6 The Joint Core Strategy for Gloucester, Cheltenham and Tewkesbury (JCS) states in Policy SD4 how development should respond positively to and respect the character of the site and its surroundings. Whilst Local Plan Policy CP7 requires alterations to not harm the architectural integrity of the existing building.

- 6.7 The Supplementary Planning Document for Residential Alterations and Extensions (SPD) notes how extensions should play a supporting role and not dominate or detract from the original building.

- 6.8 The proposed lift extension will be centrally positioned to the front of the property. This will extend beyond the front elevation by approximately 1.85m and measure approximately 1.7m in width. The height will be approximately 50cm higher than the existing roof height and the lift extension will be finished with Rockpanel black cladding (RAL 9011). This proposal is slightly larger than the approved scheme in each dimension and will be finished with a different material.

- 6.9 The previous officer report states *“it cannot be disputed that the extension would represent a dominant feature to the front of the property which would be an incongruous and alien addition to the character and appearance of the original dwelling and the surrounding locality.”* This would still be the case for this revised proposal and, as the extension would go beyond the existing roof height in particular, the architectural integrity of the property would be further eroded.

- 6.10 The proposed lift extension is due to a medical need and personal circumstances of the applicant. Whilst this is fully acknowledged, the proposal clearly does not accord with JCS Policy SD4 and Local Plan Policy CP7, as well as advice within the SPD. As stated within the previous officer report, the judgement has to be whether the personal circumstances

outweigh the impact this external lift extension would have on the existing building and surrounding area.

6.11 After careful consideration, and taking into account the previous decision by Members, officers feel that the harm which would be caused is not outweighed by the benefit to the applicant. The previous officer also noted that there are alternative options which would be less harmful and intrusive but would result in a loss of internal floorspace. This is likely to still remain the case.

6.12 This revised proposal would in officer opinion be more harmful than the previous approval due to the increase in roof height. This would exceed the height of the existing property resulting in a poor form of development that harms the architectural integrity of the property. The recommendation, which is very much on balance, is to refuse planning permission.

6.13 Impact on neighbouring property

6.14 Policy SD14 of the JCS and Local Plan Policy CP4 both require development to not harm the amenity of adjoining neighbours.

6.15 No comments have been received from neighbouring properties. The proposal is not considered to cause a loss of light or loss of privacy; neither will it have any overbearing impact.

6.16 The proposal would therefore accord with JCS Policy SD14 and Local Plan Policy CP4.

6.17 Other considerations

6.18 Clearly this is a sensitive application which would improve the living conditions for the applicant and therefore can be considered a balancing act between the harm and the benefits of the proposal. For the reasons stated above, officers consider there to be clear harm which cannot be outweighed by the benefits which is the same conclusion officers came to on the previous application. Members, as is their right, came to a different conclusion and approved the application subject to a S106 agreement that the lift extension would be removed if it was no longer required or should the property be sold. If Members come to a similar conclusion with this application then a similar agreement to remove the lift extension is important.

7. CONCLUSION AND RECOMMENDATION

7.1 In conclusion, officers understand the circumstances behind this application and these have been taken into account in coming to a recommendation. However, it is considered that the proposed lift extension would be visually intrusive and a dominant feature in a prominent location. These would harm the existing building and surrounding area to an unacceptable level and therefore be contrary to relevant local and national policy.

7.2 Subsequently, the recommendation is to refuse the application as per the reasons below.

8. REFUSAL REASONS

- 1 The proposed lift extension would represent a dominant addition to the front of the dwelling which would be an incongruous and alien addition to the character and

appearance of the original dwelling and also the surrounding locality, by virtue of its prominent location.

For these reasons, the proposal is contrary to JCS Policy SD4 and Local Plan Policy CP7, as well as advice contained within the Supplementary Planning Document: Residential Alterations and Extensions (Adopted 2008).